

CITY OF SEATTLE
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT
SHORELINE MANAGEMENT ACT OF 1971

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NOTE - THIS PAGE FOR
LOCAL GOVERNMENT USE
ONLY

Application No. 8600636

Date Received 4-18-86

Date Approved 7-17-86

Conditions - Yes XX No

Type of action (check if appropriate)

SE 1/4 sect., 19 Township,
24 N, Range 4 WM

☒ Substantial Development Permit

NE 1/4 Sect 30, Township 24 N,
Range 4 WM

☐ Conditional Use

☐ Variance

PURSUANT TO CHAPTER 90.58 RCW, A PERMIT IS HEREBY GRANTED TO

Applicant: Pioneer Construction Materials Co., by Bill Vloek

Address: 9 Lake Bellevue Drive, Suite 118, Bellevue, Washington 98005

Owner: Pioneer Construction Materials Co.

Address: P.O. Box 1730, Seattle, Washington 98111

THE FOLLOWING WORK IS AUTHORIZED SUBJECT TO THE ISSUANCE OF A BUILDING PERMIT:

To demolish existing maintenance/dispatch building; batch plant, shed and 230
(be specific)
feet of overhead conveyors; establish use for future construction of a new concrete
batch plant, new storage bins, new conveyor system, new mobile batch plant, new
parking areas, a new two-story office/wholesale/storage addition to an existing
warehouse building, and add new surface paving.

UPON THE FOLLOWING PROPERTY 5975 East Marginal Way South and 6333 First Ave. South
(street address)

SEATTLE, KING COUNTY, WASHINGTON. THE PROJECT WILL BE WITHIN
(be/not be)

SHORELINES OF STATEWIDE SIGNIFICANCE (RCW 90.58.030). THE PROJECT WILL BE

LOCATED IN UD DESIGNATION. THE FOLLOWING MASTER PROGRAM
(environment)

PROVISIONS ARE APPLICABLE TO THIS DEVELOPMENT SMC 24.60.360; SMC 24.60.420 and

Table 2A; SMC 24.60.395; SMC 24.60.405; SMC 24.60.385 and Table 1; SMC 24.60.615.

(state the master program sections or page numbers)



PAGE 2

PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT

DEVELOPMENT PURSUANT TO THIS PERMIT SHALL BE UNDERTAKEN PURSUANT TO THE FOLLOWING TERMS AND CONDITIONS:

Conditions on attached page.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state, or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT WILL NOT BEGIN OR IS NOT AUTHORIZED UNTIL THIRTY (30) DAYS FROM THE DATE OF FILING THE FINAL ORDER OF THE CITY OF SEATTLE WITH THE REGIONAL OFFICE OF THE DEPARTMENT OF ECOLOGY, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN THIRTY DAYS FROM THE DATE OF FILING HAVE BEEN TERMINATED. PLEASE BRING THIS PERMIT WITH YOU WHEN APPLYING FOR CONSTRUCTION PERMITS.

Authorized and issued by:

Katy Chaney

Date 7-17-86

Director, Land Use Division
Department of Construction and Land Use

THIS SECTION FOR DEPARTMENT OF ECOLOGY USE ONLY IN REGARD TO A SUBSTANTIAL DEVELOPMENT PERMIT WITH A CONDITIONAL USE OR VARIANCE.

Date received by Dept. of Ecology _____ Approved _____ Denied _____

THIS SUBSTANTIAL DEVELOPMENT PERMIT WITH CONDITIONAL USE/VARIANCE IS APPROVED BY THE DEPARTMENT OF ECOLOGY PURSUANT TO CHAPTER 90.58 RCW. DEVELOPMENT SHALL BE UNDERTAKEN PURSUANT TO THE FOLLOWING TERMS AND CONDITIONS:

(Date)

(Signature of authorized Department of Ecology Official)

CONDITIONS - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Prior to issuance of the Master Use Permit

1. The applicant shall submit a detailed plan for the vegetation area along the shoreline adjacent to the south shore of Slip 2. The plan shall retain the maximum possible setback (at least 2 1/2 feet) from the top of the bank and shall include a berm of organic planting material. Additional plantings of native vegetation shall be included in this area.

Permanent

1. Maintenance of the planted area shall be the responsibility of the owner(s).
2. Solvents, oils, acids or other potential pollutants shall not be stored or used within 50 feet of the shoreline bank.

CITY OF SEATTLE

ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF CONSTRUCTION AND LAND USE

Application Number: 8600636
Applicant Name: Pioneer Construction Materials Co.
By Bill Vlcek
Address of Proposal: 5975 East Marginal Way South

SUMMARY OF PROPOSED ACTION

Master Use Permit to demolish existing maintenance/dispatch building, batch plant, shed and 230 feet of overhead conveyors, and establish use for future construction of a new concrete batch plant, new storage bins, new conveyor system, new mobile batch plant, new parking areas, a new two-story office/wholesale/ storage addition to an existing warehouse building, and new surface paving.

The following approvals are required:

- ° Shoreline Substantial Development Permit (SMC 24.60.295)
- ° SEPA - Environmental Determination

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ EIS
 ☒ DNS with conditions
 ☐ DNS involving non-exempt grading-
 or demolition or involving another
 agency with jurisdiction

BACKGROUND DATA

Site Description

The subject site consists of two adjoining IH (Heavy Industrial) zoned parcels (Parcel 1 - existing plant at 5975 East Marginal Way South; Parcel 2 - existing warehouse at 6333 First Avenue South) located on the east side of the Duwamish Waterway, a short distance north of the First Avenue South bridge. Parcel 1 which includes most of Slip Number 2 and contains about 6 acres developed with the existing Pioneer Construction Materials Company facilities,

including a concrete batch plant, aggregate storage areas, cement storage silos, barge off-loading facilities, bulk material handling facilities, maintenance shops, office building and parking and storage areas. Parcel 2 is adjacent to the south extending along the south side of Slip Number 2, and contains about 2.8 acres. There is an existing two-story warehouse structure located on Parcel 2 containing approximately 56,598 square feet. Parcel 1 abuts East Marginal Way South and Parcel 2 abuts First Avenue South. Railroad tracks extend along both street frontages and track spurs extend into both parcels. The site is generally level except for the shoreline along Slip 2 and the waterway where a steep bank (about 30 degrees) slopes to the water. With the exception of some landscaping around the office building (adjacent to the street) the only vegetation on the site is along the shoreline banks. The shoreline environment designation is UD (Urban Development).

Development in the Vicinity

The site is located in an IH zoned industrial area. A warehouse building, owned by Northwest Gypsum Company, abuts the north property line of Parcel 1 and a container storage yard and beverage equipment distributor are adjacent to the south of Parcel 2. East Marginal Way South is the major arterial street serving this area and the Duwamish provides access by water. The Port of Seattle's Terminal 115 is located across the Duwamish Waterway to the west. The shoreline environment designation of properties in this vicinity is UD and the Duwamish Waterway is a Shoreline of Statewide Significance.

Proposed Development

The proposal is to demolish a one-story maintenance/dispatch building, a steel shed, the existing concrete batch plant and about 230 feet of overhead conveyors. A new concrete batch plant and a mobile concrete batch plant will be installed. New aggregate storage bins will be constructed and new conveyors will connect into the existing conveyor system to transfer material to the new storage bins and to the new concrete batch plant. The new batch plant may be as high as 90 feet, approximately the height of the existing

cement silo's. A new underground aggregate reclaim conveyor will allow material in the storage bins to be reclaimed and reused. A total of approximately 1,115 lineal feet of conveyors are proposed. The existing bagging plant will be modernized. Four new off-street parking areas with a total of 41 spaces are proposed on Parcel 1, all of which are at least 50 feet back from the water. On parcel 2, the proposal is to remodel the existing warehouse, including about 3,120 square feet of accessory office/wholesale space inside the building and to establish use for future construction of a two-story office/wholesale addition (about 3,000 square feet) on the north side adjacent to Slip 2 and to pave the existing gravel surface between the warehouse and the top of the shoreline bank along Slip 2 (approximately 17,558 square feet). The applicant has proposed a minimum 2.5 foot and maximum 5 foot setback from the top of the bank to retain existing vegetation. Proposed improvements on Parcel 2 also include 9 new off-street parking spaces along the south property line and a new loading ramp at the southwest corner of the warehouse building.

Public Comments

Comments were received from Metro and from the State Department of Ecology regarding the potential for discharge of pollutants into the Duwamish Waterway. No other comment letters have been received concerning this application.

ANALYSIS - SUBSTANTIAL DEVELOPMENT PERMIT

The UD shoreline environment designation identifies this area as appropriate for water-dependent or water-related commerce and industry (SMC 24.60.360). The existing and principal use of the site is for a water-related sand, gravel and concrete plant (SMC 24.60.420, Table 2A), a use permitted in both UD shoreline environment and the underlying IH zoning.

Wholesaling and warehousing uses are only permitted when accessory to a water-dependent or water-related principal use (SMC 24.60.420, Table 2A). According to the applicant, the remodeled warehouse/wholesale operation will replace existing facilities currently located at Pioneer's Spokane Street and Fairview Avenue North (south end of Lake Union) sites, and will be accessory to the adjacent water-related plant operation.

Water-related uses on private property in UD environments are not required to provide view corridors or regulated public access (SMC 24.60.395-C and 24.60.405-A). Lot coverage of 100% is allowed and approximately 77% is proposed (SMC 24.60.390). Although a height limit is not applicable, the maximum permitted gross floor area is 2.5 times the lot area whereas the approximate proposed GFA is less than 1 (SMC 24.60.385 and Table 1).

The proposed new parking areas are consistent with the design requirements of SMC 24.60.615-D, except that landscaping is not proposed for the 16-space lot adjacent to First Avenue South, just south of the existing truck maintenance building. There is an existing screen fence at this location and the railroad tracks are located just outside of the fence. Provision of landscaping at this location would not serve a useful purpose in screening the parking and is therefore waived.

DECISION

The proposed action is conditionally granted.

ANALYSIS - SEPA

Air emissions will increase during demolition and construction. Long-term impacts will be mitigated by air pollution control and dust suppression devices. A bag house will be used to control emissions from the bagging operation.

Sand and cement dust could be carried into the Duwamish Waterway by runoff from rain and water used on the site. Proposed mitigation measures, including collecting and routing all runoff from the Parcel 1 site into the plant's existing truck waste collection system for reuse or treatment prior to discharge into the sewer system and installation of a continuous curb along the edge of the paved area on Parcel 2 to direct runoff from these areas into the storm sewer system, are expected to minimize potential adverse runoff impacts.

No additional landscaping has been proposed, however, the existing natural vegetation along the top of the shoreline bank on Parcel 2 will be retained and protected by leaving a 2 1/2 to 5 foot wide strip between the new paving and the top of the bank. An existing tree adjacent to the warehouse structure on Parcel 2 will also be retained. Protection of the shoreline bank is consistent with the City's Shoreline Master Program and with the intent of the landscaping policy of the SEPA Ordinance. Considering the intensive use of the rest of the site, this proposal could be an adequate substitute for the additional on-site landscaping normally required. However, the vegetation area proposed along the shoreline may not be of adequate dimensions or contain sufficient organic material to support a reasonable amount of native vegetation. With that in mind, more detailed plans for this area must be provided and reviewed prior to final approval of the Master Use Permit.

Potential spillage of solvents, oils and muriatic acid from the truck maintenance areas can be mitigated by following good management practices, such as not storing these materials near the shoreline bank.

While several other effects on the environment are anticipated with the proposed development, subject to the conditions below, no significant impacts are reasonably anticipated.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

CONDITIONS - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Prior to issuance of the Master Use Permit

1. The applicant shall submit a detailed plan for the vegetation area along the shoreline adjacent to the south shore of Slip 2. The plan shall retain the maximum possible setback (at least 2 1/2 feet) from the top of the bank and shall include a berm of organic planting material. Additional plantings of native vegetation shall be included in this area.

Permanent

1. Maintenance of the planted area shall be the responsibility of the owner(s).
2. Solvents, oils, acids or other potential pollutants shall not be stored or used within 50 feet of the shoreline bank.

Signature Katy Chaney Date 7-17-86
Katy Chaney, Director, Land Use Division
Department of Construction and Land Use

WUP#8600636

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

The environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: *Parcel 1*
At 5975 East Marginal Way South: "Parcel 1"
At 6333 First Avenue South: "Parcel 2"
Remodel 3,120 SF inside the existing warehouse as a office/wholesale space
Complete the paving between Slip 2 and the existing warehouse.
2. Name of applicant: Pioneer Construction Materials Company
3. Address and phone number of applicant and contact person:
Mr. Leonard Copher
5975 East Marginal Way South
Seattle Washington 98134
(206) 764-3000
4. Date checklist prepared: *1 Feb 86; supplemented 22 May 86, and* 23 June 1986
5. Agency requesting checklist: City of Seattle, Department of Construction & Land Use
6. Proposed timing or schedule (including phasing, if applicable):
The paving north of the warehouse and the installation of the mobile batch plant would occur as soon as the permits are approved. Construction of the remainder of the facilities would start approximately 30 July 1986 with completion around 1 January 1987.

RECEIVED

JUN 23 1986

DEPT OF CONSTRUCTION & LAND USE
LAND USE DIVISION

No

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The information contained in the following sections is intended to supplement the environmental checklist prepared for this project on 16 April 1986 and the first supplemental checklist dated 22 May 1986. *Yes Both incorporated.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

DCLU Shoreline Substantial Development Permit — *Project Application No. 8600636*
DCLU Master Use Permit — *Project Application No. 8600636*
Puget Sound Air Pollution Control Authority Notice of Construction — *#2759 (issued 7-3-86) JAB*
City of Seattle Building Permit
Demolition Permit — *Project Application No. 8600636*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project involves the following elements:

- Approximately 17,558 S.F. of paving between Slip 2 and the existing warehouse.
- Placement and operation of a mobile concrete batch plant.
- Replacement of an existing concrete batch plant with a new unit.
- Construction of new aggregate storage bins.
- Construction of new aggregate conveyor systems. The new conveyors will connect into the existing ones and be used to transfer material to the new storage bins and from the bins to the new concrete batch plant.
- Construction of new underground aggregate reclaim conveyor. These conveyors will allow the material in the storage bins to be reclaimed onto a conveyor belt and elevated to the conveyor system used to transfer the material to the new concrete batch plant.
- Modernization of an existing bagging plant.
- Demolition of a one story shop building, the existing batch plant, and 230 feet of overhead conveyors.
- Addition of a two story office/wholesale building to the existing warehouse.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

5975 East Marginal Way, South, Seattle, Washington 98134
Section 19, Southeast Quarter, Township 24 N, Range 4E WM
Section 30, Northeast Quarter, Township 24 N, Range 4E WM
King County

Parcel 1

6333 First Avenue South, Seattle, Washington 98134
Section 19, Southeast Quarter, Township 24 N, Range 4E WM
Section 30, Northeast Quarter, Township 24 N, Range 4E WM
King County

Parcel 2

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope)?

The site is generally flat (approx. 1/2 %). At the water's edge the bank slopes up at about 30 degrees to the top of slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The site consists of alluvial deposits from the Duwamish; primarily sand and clayey silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None anticipated beyond backfill for new foundations and maintenance of chuck holes. The area between the existing warehouse and Slip 2 will be sloped towards existing catch basins to improve the site drainage.

Jas Approx. 325 cu. yds of material would be graded for the proposed paved area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Jas Approximately 90.0% of the site will be covered with impervious surfaces. This project will add approximately 17,558 S.F. of paving between Slip 2 and the existing warehouse. A curb will be formed between the edge of the paving and the top of the bank forming Slip 2. The curb will be held back ~~inches~~ from the top of the bank and at least six inches from existing natural vegetation.

Jas Applicant has revised proposal to maintain a minimum of 2 1/2 ft. to a maximum of about 5 ft. to provide bank vegetation per letter dated 6-25-86

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None anticipated.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

DURING CONSTRUCTION

- Truck and automobile exhausts: minimal.
- Dust from demolition of buildings and excavations

DURING OPERATION

- Small amount of dust from material blown off of the conveyor belts and stock piles by the wind.
- Dust from the bagging operation.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

Jas This is a non-attainment area for particulates.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The new concrete batch plant will have an air pollution control device to control the amount of particulate material that would escape during the operation of mixing concrete.

Dust suppression (water spray) at conveyor transfers.

A bag house will be used to control the emissions from the bagging operation.

Jas A Puget Sound Air Pollution Control Authority Notice of Construction is required and has been issued July 3, 1986.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Slip Two and the Duwamish waterway.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. All of the work described in A.11. above will be within 200 feet of Slip Two and the Duwamish Waterway.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

(Gas) Potentially, sand and cement dust could be carried into the Duwamish Waterway by runoff from rain and water used on the site. The applicant proposes mitigation measures to minimize such discharges (see d below).

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Four locations have been identified as places where sand and cement can enter the Duwamish Waterway as the result of storm water runoff or from the runoff from the use of various hoses on the site:

- a) The drain holes under the ecology block casting area.
- b) Along a swale which drains a low spot in front of the laborer's dry shack.
- c) Through a small catch basin located near the office building.
- d) Through a small catch basin located near the truck maintenance shop.

Additionally, the proposed paving includes a continuous curb which, once installed along the border of the adjacent Slip, will channel runoff into the storm sewer system.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not anticipated. An existing truck wash area will be used to clean concrete trucks. Waste material will be recovered in forms used to cast ecology blocks of concrete. The majority of fugitive material will be clean, natural sand and aggregate material used for the mixing of concrete. New parking areas will be a minimum of fifty feet from the top of the adjacent waterway bank.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The runoff from all of these areas will be diverted from the waterway and routed into the plant's truck wash collection system or suitably treated prior to being deposited into the sewer system. This will prevent sand, cement and any accidental spills from entering the Duwamish.

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other.

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None planned.

Retain existing natural vegetation along south bank of Slip 2 per revised plans.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: Seagulls, Crows, Ducks, Geese.....

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, crayfish.....

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- b. List any threatened or endangered species known to be on or near the site.

On the site: none.

Adjacent to the site: migrating salmon *JAS Not listed as endangered species.*

- c. Is the site part of a migration route? If so, explain.

Yes. The Duwamish Waterway is a migratory route for Chinook, Coho and Chum Salmon.

- d. Proposed measures to preserve or enhance wildlife, if any:

None anticipated.

JAS Applicant has agreed to clean up bank and remove any loose materials and to retain existing natural vegetation along crest of bank (south shore of slip 2), provided such work does not require additional permit authorization.

6. Energy and Natural Resources
- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for the equipment associated with the concrete batch plant and the conveyor system.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

JAS DOE letter (dated 5-5-84) indicates that drums of muriatic acid were stored within 30 ft. of a catch basin near the truck maintenance shop.

- 1) Describe special emergency services that might be required.

Emergency services in case of truck or auto accident, or vessel fire in port.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None identified.

JAS We recommend that all catch basins be piped to the truck wash collection system and that good management practices be followed for use of potential pollutants.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

JAS Surrounding area is industrial in character, typically with high noise levels.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, noise will be created by cranes, other construction equipment and trucks. In the long term, noise would be created by material handling equipment loaders, and transport trucks.

3) Proposed measures to reduce or control noise impacts, if any:

None anticipated.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently an operating concrete batch plant with aggregate and cement storage facilities, material handling conveyors and a barge off-loading facility.

(6333 1st Ave So.) (This site has been included in the project).
The site immediately to the south contains a large warehouse. The site to the north is occupied by a large building owned by the Northwest Gypsum, Inc. Both sites are used for heavy industrial activities.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The following structures will remain (see also plot plan):

- Two story, masonry office building.
- One story truck shop.
- High bay warehouse.
- Three story distribution plant and truck scale.
- Seven, Concrete silos, fifty feet high. The Silos are used to store cement.
- Truck wash.
- Two sets of barge off-loading facilities.
- Conveyors "A", "B", "C", "D", and "E".
- One story shop building.
- Concrete batch plant.

d. Will any structures be demolished? If so, what?

The following structures are scheduled for demolition:

- One story shop building.
- Concrete batch plant.
- 230 feet of Conveyor (to be reused).

e. What is the current zoning classification of the site?

Heavy Industrial. (IH)

f. What is the current comprehensive plan designation of the site?

(161) Heavy Industrial.

(JES) Current Comprehensive Plan indicates this area as industrial. Proposed Land Use Code recommends Industrial.

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g. If applicable, what is the current shoreline master program designation of the site?

Urban Development (UD)

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

The completed project would directly employ approximately 65 individuals.

j. Approximately how many people would the completed project displace?

None.

(Yes) The existing warehouse at 6333 1st Ave. So is vacant.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None. The project is consistent with the current Shoreline Master Program.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest structure would be the concrete batch plant. It is generally an open steel framed structure containing equipment and bins. It will be approximately ninety feet high.

b. What views in the immediate vicinity would be altered or obstructed?

None. The new structures are generally the same height as the existing structures on the site.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed project will have the same lighting requirements of the existing facility.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Lighting would be shielded and focussed on the work area or roadway. Use of floodlights would be avoided. Maximum use would be made of low-glare fixtures.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Pleasure boating on the Duwamish Waterway.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site can be gained from either East Marginal Way, South or from First Avenue South.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Metro service runs along East Marginal Way.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Approximately sixty-five spaces will be provided for plant employees and customers. None would be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Yes. Aggregate for the concrete product will be barged in from Pioneer's Steilacoom gravel pit via Elliot Bay and the Duwamish Waterway.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 214 truck deliveries (28 ton capacity) will occur each 12 hour work day. Sixty-five personal vehicles will arrive and depart from the plant each day including customers and workers. Peak hours would be in the morning between the hours of 7 A.M. and 11 A.M.

g. Proposed measures to reduce or control transportation impacts, if any: *The applicant indicates that current plant operations have not resulted in a backup of trucks onto city streets. The new facilities will allow an increase in production and is expected to allow quicker turnaround of trucks.*

None anticipated.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

There would not be an increase in the need for public services above the level currently called for by the operation of the existing facility.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

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16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

As noted above.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The requirement for utilities will not change.

17. Other Factors Affecting the Project

a. Describe any other known projects that might affect this project.

None.

b. What would be the effect on this project if the other proposal was denied?

Not applicable.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul E. S.

Date Submitted:1 February 1986.....

This checklist was reviewed by Jim Barnes (JAB),
Land Use Specialist, Department of Construction and Land Use.
Any comments or changes made by the Department are
entered in the body of the checklist and contain the
initials of the reviewer.

J. Barnes 7-10-86